

Detailed wording of Condition 21 (under direction from English Heritage) for application 2007/5230/L.

See Decision notice for full details of conditions.

Address:

Kings Cross Central - Main site

Land between Euston Road, St Pancras Station, Midland Main Line, The New Channel Tunnel Rail Link, York Way and Kings Cross Station.

Proposal:

Demolition of Assembly Shed and alterations to Granary Building and other buildings within its curtilage.

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Typical details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with the approved details:

- a. Proposed external and internal alterations to the **Granary Building and Granary Offices**, to include method statements, samples of materials and drawings at a minimum scale of 1:20 with detailed drawings at a minimum of 1:10 or 1:1, as appropriate, showing:
 - (i) New roof coverings
 - (ii) Refurbishment and reinstatement of pulley structures at roof level at the Granary Building
 - (iii) New glazed central lightwell and roof light at the Granary Building, including relationship to proposed new roof covering and pulley structures
 - (iv) Repairs and reinstatement of stone cornices
 - (v) All new external plant, including screening
 - (vi) All new and relocated services, including risers, pipework, cabling, air handling equipment, health and safety equipment, communications technology equipment and lighting
 - (vii) Junctions between the retained historic fabric and the new build elements of the scheme
 - (viii) New lift structures on northern elevation of the Granary Building
 - (ix) New fenestration
 - (x) Integration of double glazed units into existing timber casement windows
 - (xi) New openings within external brickwork
 - (xii) New entrance doors and screens
 - (xiii) Repair and reinstatement, where appropriate, of existing industrial ironmongery, including winches, pulley tracks, hooks, chains, downpipes, columns, catches and hinges
 - (xiv) Cleaning of existing internal and external painted bay numbers
 - (xv) Treatment of existing internal finishes, including walls, floors, ceilings, ironwork columns, east and west stair cores and exposed roof structure

- (xvi) Repair, reuse and internal relocation of all loading doors on south elevation of the Granary
- (xvii) New raised floors, including relationship to existing iron columns and windows
- (xviii) All new partitioning, including relationship to existing historic fabric
- (xix) Repair and reinstatement, where appropriate, of any existing features found below ground including floor finishes, tunnels, industrial ironmongery and machinery.
- (xx) Means of interpretation of retained historic features
- (xxi) Details of lighting fixtures and fittings

b. Proposed external and internal alterations to the **Eastern and Western Transit Sheds**, to include method statements, samples of materials and drawings at a minimum scale of 1:20 with detailed drawings at a minimum of 1:10 or 1:1, as appropriate, showing:

- (i) New roof coverings, including details of roof lights and external roof terrace
- (ii) All new external plant, including screening
- (iii) All new and relocated services, including risers and pipework, air handling equipment, communications technology equipment and lighting
- (iv) Junctions between the retained historic fabric and the new build elements of the scheme
- (v) New fenestration
- (vi) New openings within external brickwork
- (vii) New entrance doors and screens
- (viii) Repair and reinstatement, where appropriate, of existing industrial ironmongery and machinery, including capstans, winches, pulleys, tracks, hooks, chains and downpipes
- (ix) Treatment of existing internal structural walls
- (x) Repair and reinstatement, where appropriate, of any existing features found below ground including floor finishes, tunnels, industrial ironmongery and machinery.
- (xi) Treatment of retained party walls with existing Assembly Shed

c. Proposed finishes within the former basement level **stables** below the **East and West Transit Sheds** and associated tunnels, showing:

- (i) The proposed 'heritage area' (demarcated as WTS03 on the proposed plans), including samples of materials, floorplans and sections at a minimum scale of 1:20 with detailed drawing at a minimum of 1:10 or 1:1, as appropriate. These drawings shall clearly indicate the proposed floor, wall and ceiling finishes, roof structure, staircases, new partitioning, fixtures and services and all reinstated items, including the platform, turntable and where appropriate, relocation of salvaged items from the stables.
- (ii) Means of interpretation of the proposed 'heritage area'.
- (iii) The proposed cycle storage area, including floorplans and sections at a minimum scale of 1:20, including provision for retaining and expressing original features of the stables.
- (iv) Treatment of tunnels, including floorplans and sections at a minimum scale of 1:20.

- d. Proposed internal alterations to the **Assembly Shed**, to include method statements, samples of materials and drawings at a minimum scale of 1:20 with detailed drawings at a minimum of 1:10 or 1:1, as appropriate, showing:
 - (i) Repair and reinstatement, where appropriate, of any existing features found below ground including floor finishes, tunnels, industrial ironmongery and machinery.
- e. Proposed external and internal alterations to the **West Handyside Canopy and to the area beneath the canopy**, to include method statements, samples of materials and drawings at a minimum scale of 1:20 with detailed drawings at a minimum of 1:10 or 1:1, as appropriate, of the following:
 - (i) Refurbishment and repair of canopy structure and associated means of support
 - (ii) Photovoltaic cells and means of fixing
 - (iii) All new and relocated services, including risers, pipework, cabling, air handling equipment, health and safety equipment, communications technology equipment and lighting
 - (iv) Repair and reinstatement, where appropriate, of existing industrial ironmongery and machinery, including tracks, capstans, winches, pullies, tracks, hooks, chains and downpipes.
 - (v) Ground surfaces

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policies B6 and KC11 of the London Borough of Camden Replacement Unitary Development Plan 2006.